

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005
MAY 10, 2001

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. MURRAY HILLS CHRISTIAN CHURCH ADDITION

(Continued from April 26, 2001)

The following land use application has been submitted for the proposed expansion of Murray Hills Christian Church, an existing church facility, located at 15050 SW Weir Road. The site can be specifically identified as Tax Lot 400 on Washington County Assessor's Map 1S1-32AA. The subject property is zoned Urban Standard Density (R-5) and is approximately 3.89 acres in size. Within the R-5 zone, churches and related facilities are permitted as a conditional use.

BDR2000-0185: Type III Design Review

The Board of Design Review will consider the building design, landscaping and other site development conditions. Site grading is proposed to the southern portion of the site to accommodate the proposed building addition and to modify the existing on-site storm water quality facility. The proposed church addition is intended to match the existing building architecture. No expansion to the existing parking lot area is proposed. Landscaping is proposed on the southern portion of the site.

NEW BUSINESS

PUBLIC HEARINGS

1. BDR2001-0031-QWEST WIRELESS MONOPOLE @ 10700 SW BEAVERTON HILLSDALE HWY

Request for Design Review approval for the placement of a telecommunications facility consisting of a monopole, a total of 80 feet in height with five foot lighting rod extension, panel antennas and ground-mounted equipment cabinets. The site proposed for placement of the facility is addressed at 10700 SW Beaverton Hillsdale Highway; Washington County Assessor's Map 1S1-15AD on Tax Lot 2000. The site is zoned Industrial Park (IP) and is approximately 2.92 acres in size. Within the IP zone, facilities related to utility distribution are permitted with Conditional Use approval.

2. BEAVERTON TOWN SQUARE RETAIL BUILDING

The following land use applications have been submitted for the construction of a retail building. The development proposal is located on the north side of SW Beaverton-Hillsdale Highway, west of the entrance driveway to the Fred Meyer store within the Beaverton Town Square shopping center; Washington County Assessor's Map 1S1-15AB on Tax Lots 1100, 1200, 2000, and 2100. The proposed

retail building would be specifically located on Tax Lot 1200 which is approximately 1.59 acres in size and is zoned Regional Center East (RC-E). In addition, the subject site area is located within the Floodplain District overlay zone.

BDR2001-0021: Type III Design Review

Request for Design Review approval for construction of a retail building approximately 21,000 square feet in size. The retail building is designed with a raised foundation allowing the passage of floodwater underneath the building. The proposal includes minor site grading, construction of a parking area and associated landscaping.

ADJ2001-0001: Adjustment Application

Request for an adjustment to the Development Standards requiring development in the Regional Center zone to have at least one primary building entrance oriented toward a Major Pedestrian Route. Primary entrances to the proposed retail building would be oriented to the Beaverton Town Square parking lot, away from Beaverton-Hillsdale Highway, which is designated a Major Pedestrian Route.

3. BDR2000-0168 - LANPHERE AUTO SALES AND SERVICE

(Request for continuance to June 14, 2001)

Request for Design Review approval for the remodel and expansion of an existing building for the development of an auto sales and service facility. The applicant proposes to increase the building by approximately 30,441 square feet. The proposal includes the addition of a parking lot and associated landscaping. The development proposal is located at 4000 SW Hocken Avenue and along the north side of the proposed Millikan Way extension; Washington County Assessor's Map 1S1-9DC on Tax Lot's 900, 1000, 1100, and 1200. The site is zoned General Commercial (GC) and is approximately 7.1 acres in size.

4. BDR2000-0129 - TUALATIN HILLS PARKS & RECREATION DISTRICT BALL FIELDS AT MERLO AND 170TH

A proposal to create a football field, a soccer field, and three baseball / softball fields. The Board of Design Review will review the overall design including the field layout and landscaping. The development proposal is located at the southeast corner of SW Merlo Drive and 170th Avenue; Washington County Assessor's Map 1S1-06DD on portions of Tax Lot's 700, 800, and 900. The affected parcel is zoned Station Community-Multiple Use (SC-MU) and is approximately 8.43 acres in size.

APPROVAL OF MINUTES FOR APRIL 12, 2001

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.